| 140.0 | 0002 | 0011.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 680,600 | / | 680,600 |
| USE VALUE: | 680,600 | / | 680,600 |
| ASSESSED: | 680,600 | / | 680,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 33 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WHEELER FRANCES DOROTHY/TR |
| Owner 2: | FRANCES NOMINEE TRUST |
| Owner 3: | |
| Street 1: | 33 NEWPORT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | WHEELER F DOROTHY - |
| Owner 2: | - |
| Street 1: | 33 NEWPORT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 914 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5645.000 | 207,400 | 1,700 | 471,500 | 680,600 |
| Total Card | 0.130 | 207,400 | 1,700 | 471,500 | 680,600 |
| Total Parcel | 0.130 | 207,400 | 1,700 | 471,500 | 680,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 744.64 | /Parcel: 744.64

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

**User Acct** 89852

**GIS Ref**

**GIS Ref**

**Insp Date** 01/15/18

!10808!

## PREVIOUS ASSESSMENT

Parcel ID: 140.0-0002-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 207,400 | 1700 | 5,645. | 471,500 | 680,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 192,500 | 1700 | 5,645. | 471,500 | 665,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 192,500 | 1700 | 5,645. | 471,500 | 665,700 | 665,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 183,700 | 1700 | 5,645. | 442,000 | 627,400 | 627,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 159,100 | 1700 | 5,645. | 365,400 | 526,200 | 526,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 159,100 | 1700 | 5,645. | 335,900 | 496,700 | 496,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 159,100 | 1700 | 5,645. | 306,500 | 467,300 | 467,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 139,800 | 1700 | 5,645. | 300,600 | 442,100 | 442,100 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 11:23:40 |

## LAST REV

| Date | Time |
|---|---|
| 03/26/18 | 14:15:49 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10808

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| WHEELER F DOROT | 64285-227 | | 10/20/2014 | Convenience | 10 | No | No | | |
| | 20233-466 | | 11/1/1989 | | 170,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 89852 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/17/2008 | 250 | Manual | 9,000 | | | G9 | GR FY09 | replace gate/fence |
| 10/12/2001 | 836 | Shed | 8,000 | C | | | | 13X13 ADDITION |
| 12/21/1995 | 713 | Manual | 5,000 | | | | | WINDOW/FIRE DAMAGE |
| 5/12/1994 | 196 | Wood Dec | 3,000 | | | | | 16X12 WDK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/15/2018 | Inspected | BS | Barbara S |
| 12/15/2017 | MEAS&NOTICE | HS | Hanne S |
| 12/10/2008 | Meas/Inspect | 294 | PATRIOT |
| 5/15/2002 | Permit Visit | PM | Peter M |
| 12/29/1999 | Inspected | 276 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 243 | PATRIOT |
| 11/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5645 | | Sq. Ft. | Site | | 0 | 80. | 1.04 | 9 | | | | | | | | | 471,479 | | | | | | 471,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.12959 | Total SF/SM: | 5645 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 471,479 | Spl Credit | | Total: | 471,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 2 - Bungalow | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 133.623 |
| Other Features: | 60822 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 254763 |
| Depreciation: | 47386 |
| Depreciated Total: | 207377 |

## COMMENTS

WALK UP UAT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

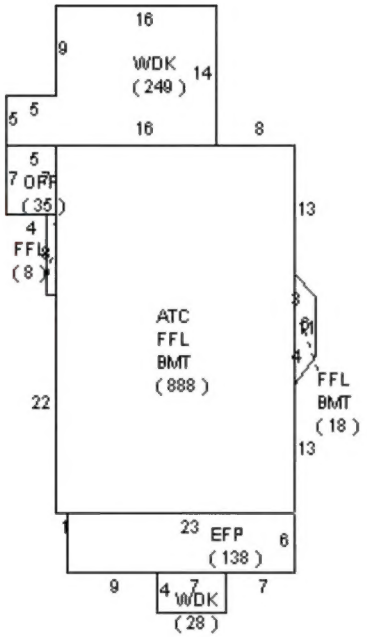
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 133.62 |
| Special Features: | 0 | Val/Su Net: | 80.36 |
| Final Total: | 207400 | Val/Su SzAd | 169.33 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 914 | 133.620 | 122,132 |
| BMT | Basement | 906 | 40.090 | 36,319 |
| ATC | Attic | 311 | 80.170 | 24,918 |
| WDK | Deck | 277 | 9.510 | 2,635 |
| EFP | Enclos Porch | 138 | 46.470 | 6,413 |
| OFP | Open Porch | 35 | 43.550 | 1,524 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,581 | | | Total: | 193,941 |
| Size Ad | 1224.7999 | Gross Area | 3158 | FinArea | 914 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| ATC | 100 | UNF | 100 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

140.0-0002-0011.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A2 | WOOD SHD | D | Y | 1 | 13X13 | V | VG | 2001 | 10.78 | T | 7.2 | 101 | | | 1,700 | | | 1,700 |

| More: | N | Total Yard Items: | 1,700 | Total Special Featues: | | Total: | 1,700 |
|---|---|---|---|---|---|---|---|